

REGIONAL HOUSING NEEDS ASSESSMENT PILOT PROGRAM

FAQ

State law requires that jurisdictions provide their “fair share” of regional housing needs. Local governments and Councils of Government (COGs) are charged with determining existing and future need, together with the California Department of Housing and Community Development (HCD). SCAG prepares the Regional Housing Needs Assessment (RHNA) for the six-county territory it represents. The last assessment covered the period January 1998 through June 2005. A Pilot Program to modify existing law and streamline the RHNA process was approved by the SCAG Regional Council.

1. What is the total regional housing need

The State HCD determined that the total regional housing need for the SCAG region, covering the period from January 1, 2006 through June 30, 2014, is between 687,000 to 733,000 housing units. This means that SCAG must adopt a final allocation plan, or final RHNA, that is between this range.

2. Where is SCAG in its RHNA process?

SCAG’s Regional Council adopted a final allocation methodology and draft allocation plan (or draft RHNA) on February 1, 2007. Local jurisdictions who are seeking adjustments to their draft allocation may file revision requests and/or appeals with SCAG until March 16, 2007. Hearings by the RHNA Appeals Board are scheduled to occur in late April 2007. Detailed information concerning the appeals process is available on SCAG’s website.



3. When is SCAG’s final RHNA due?

SCAG is required to adopt a final RHNA by July 2007. SCAG’s current schedule projects that the final RHNA will be presented to SCAG’s Regional Council for review and adoption on July 5, 2007.

4. When are updates of local housing elements due, and can cities receive a credit for housing built prior to the start of the planning period?

Updated housing elements of local jurisdictions are due to be submitted to HCD by July 1, 2008. Because the regional housing need allocation covers the period of January 1, 2006 to June 30, 2014, local jurisdictions in updating their housing elements may credit, by applicable income category, actual housing units constructed during the 2.5 gap period (Jan 2006 – June 2008).

5. How can cities that are built-out be required to provide more housing when land is not available? There is little support for rezoning vital commercial/industrial lands deemed critical to continued economic viability.

Cities are responsible for creating opportunities to meet their housing needs and are required to plan for, not build, more housing to accommodate their projected housing need. Tools to meet these requirements, include, but are not limited to, the conversion of existing units or rezoning to mixed use.

6. How will an over-concentration of low-income housing be avoided?

Neither existing law nor the Pilot Program allow the further concentration of lower income households in jurisdictions that house more than their “fair share.” The Regional Council adopted a final allocation methodology which includes a 110% “fair share” policy to decrease new allocated housing need in areas that already have a high concentration.

7. What is delegation?

SCAG can delegate to a subregion composed of two or more contiguous local governments the responsibility of preparing the final allocation for that subregion. Delegation is undertaken by way of a written agreement between SCAG and the subregion. By accepting delegation, the subregion is not subject to SCAG’s reallocation process, which results from successful appeals by local jurisdictions. Subregions interested in delegation should contact SCAG staff as soon as possible.

8. What is the status of SCAG’s Pilot Program?

SCAG’s Pilot Program was introduced as an urgency bill known as “SB 12” during this legislative session by Senator Alan Lowenthal. SB 12 was approved by the State Senate and is currently before the State Assembly for review. Meanwhile, SCAG staff continues to implement the various processes under the Pilot Program, including the revision and appeals process. It is anticipated that the SB 12 will be approved by the legislature prior to SCAG’s adoption of the final RHNA.

9. What are the benefits of SCAG’s Pilot Program?

The Pilot Program ensures an integrated growth forecast, linking housing and transportation planning so as to plan more efficiently for future growth. The Pilot Program also seeks to streamline the current process under existing law, so that SCAG may adopt the final RHNA by July 2007, in order to give local jurisdictions one year to prepare their updated housing elements.

10. Why does the Pilot Program seek to limit the RHNA appeals process to one revision and/or one appeal?

The Pilot Program includes a streamlined appeals process that is better suited to a complex multi-county region than the existing state law. Permitting a one revision and one appeal process that runs concurrently allows more time for local governments to update their housing elements

www.scag.ca.gov

for more information contact

Joe Carreras
Program Manager
818 West 7th St. 12th Fl.
Los Angeles, CA 90017
213-236-1856
carreras@scag.ca.gov

